025.0	0006	0025.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	989,200	/	989,200
USE VALUE:	989,200	/	989,200
ASSESSED:	989,200	/	989,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE MARY T M & JAMES J
Owner 2:	
Owner 3:	
Street 1:	46 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE MARY T M -
Owner 2:	-
Street 1:	49 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	528,500	4,700	456,000	989,200
Total Card	0.115	528,500	4,700	456,000	989,200
Total Parcel	0.115	528,500	4,700	456,000	989,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.23 | /Parcel: 382.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	17252
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.0-0006-0025.0

!2109!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	528,600	4700	5,000.	456,000	989,300	989,300	Year End Roll	12/18/2019
2019	104	FV	391,300	4700	5,000.	484,500	880,500	880,500	Year End Roll	1/3/2019
2018	104	FV	391,300	4700	5,000.	353,400	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	344,400	4700	5,000.	307,800	656,900	656,900	Year End Roll	1/3/2017
2016	104	FV	344,400	4700	5,000.	262,200	611,300	611,300	Year End	1/4/2016
2015	104	FV	305,900	4700	5,000.	256,500	567,100	567,100	Year End Roll	12/11/2014
2014	104	FV	305,900	4700	5,000.	210,900	521,500	521,500	Year End Roll	12/16/2013
2013	104	FV	318,600	4700	5,000.	200,600	523,900	523,900		12/13/2012

PRINT

Date	Time
12/10/20	17:36:10

LAST REV

Date	Time
10/15/20	15:32:59

mmcmakin

USER DEFINED

Prior Id # 1:	17252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2109

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE MARY T M,	60497-313		11/15/2012	Convenience	1	No	No		
	10791-233		4/9/1965		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2003	688	Siding	15,700					VINYL SIDING & 9 B

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2020	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/10/2009	Measured	372	PATRIOT
8/24/2005	Fieldrev-Chg	BR	B Rossignol
3/10/2004	External Ins	BR	B Rossignol
12/27/1999	Inspected	276	PATRIOT
10/11/1999	Mailer Sent		
10/11/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05571866
Const Adj.:	0.98490196
Adj $ / SQ:	176.763
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649229
Depreciation:	120757
Depreciated Total:	528472

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

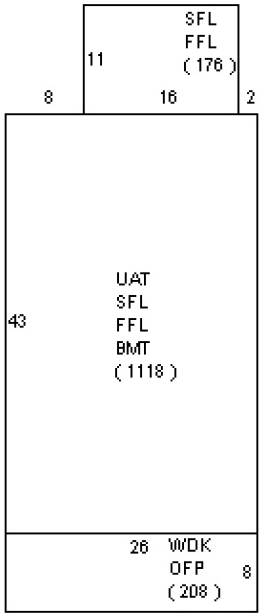
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.76
Special Features:	0	Val/Su Net:	120.06
Final Total:	528500	Val/Su SzAd	204.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,294	176.760	228,731
SFL	Second Floor	1,294	176.760	228,731
BMT	Basement	1,118	53.030	59,286
UAT	Upper Attic	280	70.710	19,762
OFP	Open Porch	208	24.060	5,005
WDK	Deck	208	10.640	2,214

Net Sketched Area:	4,402			Total:	543,729
Size Ad	2588	Gross Are	5240	FinArea	2588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700